

**APRIL 14, 2018  
CITY OF SENOIA  
MAYOR AND COUNCIL  
WORK SESSION  
140 PYLANT STREET  
8:30 AM**

**VISITORS: Suzanne Helfman, Kimberly Sullivan, Michael & Dina Rimi, John Thompson, Dustin Railey, Jim Preece, Dale Reeder, Brent Anderson and Frank Zeidler**

**FULL COUNCIL PRESENT**

**1. WELCOME VISITORS/CALL TO ORDER**

Mayor Fisher declared this to be an open meeting duly convened under the Open Meetings Law after receiving confirmation from the City Clerk that all legal requirements have been met

**1. PURPOSE OF WORK SESSION**

**A. To discuss revisions to current Ordinances**

Mayor Fisher stated that the purpose of the work session is to get a direction for staff on possible revisions to a few ordinances and asked the public to refrain from comment. Community Development Director Dina Rimi began with the possibility of open containers for special events, voicing concerns with security and over indulgence. City Manager Harold Simmons has spoken with the Chief of Police and it was suggested to use volunteers to be the "eyes and ears" for the police. Mr. Simmons spent Friday speaking with merchants and residents alike and only received one negative comment but was also asked why only designate for special events? PC Member Frank Zeidler is fine with special events but is concerned with participants obtaining drinks from personal vehicles. PC Member Jim Preece stated that it currently happens more than we're aware but it hasn't been a problem thus far. DDA Chair Suzanne Helfman informed all that she recently visited Newnan who has "sip and stroll" for special events consisting of special colored cups advertising the next event and received no negative comments when she questioned merchants as it brings out a different crowd and suggested that we allow for special events except those geared toward family events. Councilman Grover asked how long Newnan has been allowing and was told since last summer. Ms. Helfman also obtained a sample ordinance for Councils consideration. Merchant Dustin Railey stated by allowing similar to Newnan, he doesn't see Senoia turning in to another Savannah, adding getting the restaurants involved with specific cup colors that can change per event. Mr. Railey feels allowing would be good for the City and might open a few purse strings. It was mentioned that Peachtree City allows for special events where attendees can walk between retailers. Councilman Eichorst asked about liability and was told by merchant Brent Anderson that there could be a liability however restaurants currently licensed check for over indulgence and there should be continual care from business owners. There are currently laws in place and it is up to the establishment to train staff. Mr. Anderson doesn't see any challenges

being able to walk between businesses. As a former Peace Officer, Mr. Simmons stated he would rather see someone walking around rather than sitting drinking more. Mr. Preece then asked if other merchants who currently do not have a license can offer a glass of wine & was told by Councilman Pearman that presents another issue. Councilman Pearman personally does not have an issue however some do, adding that those who currently hold a license know what is involved and expected and retailers do not and recommended any changes be phased in as a "slow roll". Mr. Railey suggested retailers wanting to participate for special events to have the ability to obtain a separate license & was told by Councilman Grover that if any alcohol is served the license is in conjunction with serving at least 50% food. Ms. Helfman suggested allowing the retailers to offer wine if they choose between 5-8:00 as another way to bring in clientele and also schedule night events in town all geared towards keeping our merchants. Mr. Simmons reminded all that liability will still be there as we're not creating anything new. Councilman Pearman feels this can be done without a major issue. Ms. Helfman stated that currently there are 3 major events in the City with additional open houses for merchants, adding there could be more scheduled to bring in shoppers during the holidays. Mr. Simmons said that allowing could be linked to DDA events with Council approval as Newnan does. Mayor Fisher feels general consensus is favorable to allow and suggests using the upcoming car show to test. Mayor Fisher continued that you will always have 30 or so against and after trails, prove this can be done, referring to a business model of the Senoia Social. To answer if we have enough staff to govern the events, Ms. Helfman stated that policing during the events should be easy as we're only looking at a few blocks. Mr. Railey feels the merchants would be glad to find and schedule volunteers to work together with the City. Councilman Graham stated the folks who attend the larger events are not here to shop and feels allowing the proposed would better serve the merchants at the smaller events. Councilman Eichorst asked will this be allowed at family events. Councilman Grover stated that the City will have to come up with parameters. Jim Preece stated that his shop always has a good day during events of any size, suggested leaving the larger events out and create more events geared towards our merchants & restaurants with police presence. Councilman Pearman stated if there is a limited pour we'd be covered and asked if anyone thinks this consideration is a bad idea. HPC Member Mike Rimi feels the proposed should be allowed at all events, not just the small ones as drinking is going to happen. Councilman Pearman suggested setting the groundwork and do limited the first year then possibly opening it up to all events. Mr. Simmons stated that staff and Council will move forward with implementation.

Regarding Zoning (specifically current Residential Historical), Ms. Rimi stated through no fault of their own, currently residential properties in the historic district are not in compliance with their zoning category and is recommending RH Zoning category be amended to give a front setbacks of 15 feet instead of the current 60 feet for arterial and collector streets and 20 feet for local streets. Regarding the front setback, Mayor Fisher added that the current ordinance does not apply to 90% of the homes, would like the overlay revised to include changing the front setback to 15 feet and revisiting the ordinance during the next 2-years for additional changes by 2020. Mayor Fisher feels the current ordinance is depriving property owners of enhancing their property, not allowing for rehabilitation and our intent will be to bring common sense to suit the

needs of both the public and government. The original intent was application for the Highway 16 corridor but was ultimately applied city-wide. Councilman Pearman stated that this was on oversight and feels 15 foot front setbacks are legitimate. Dale Reader asked if changes will apply to Residential Historical Zoning and was told that the City is not looking at changing the zoning, only the requirements. HPC Member Michael Rimi is in favor of the proposed setback change. PC Member Frank Zeidler is not opposed however feels there is a degree that government has to be intrusive and must protect the integrity of the City. Councilman Pearman asked if a structure originally had a porch which is no longer there, do we allow it to be brought back? Mr. Zeidler reminded all that the Comprehensive Plan calls for greater density in the downtown area. Dale Reeder stated that if the City imposes setbacks "unilaterally" we will lose the historic flavor. PC Member Jim Preece reminded all that there are two Commissions; HPC for aesthetics and the Planning Commission for planning & zoning. Councilman Eichorst stated he feels appeals by HPC should go to the PC and then come to Council. Ms. Rimi would like to see all variances go to the Planning Commission and this was agreed to by Councilman Eichorst. Mr. Zeidler feels the Planning Commission is "sorely underused". Mayor Fisher stated that variances coming directly to Council and not the Planning Commission before Council was another oversight. General consensus is that all setback and variances will go to the Planning Commission. Councilman Pearman asked if HPC denials for COA's will go on to the Planning Commission & was told that HPC denials for aesthesis will still come to Council. There will be an HPC member on PC and staff will be present at both meetings. Councilman Eichorst would like to do right with the process and stated if being presented at both commissions takes longer, "so be it". Mr. Preece asked if the City can regulate not having the same home styles repeated side by side and was told it may be hard to regulate as in most instances, the buyer selects the style of home. Councilman Graham stated that there is a way to accomplish this with multiple developers as this is done in Peachtree City. Staff will begin procedures to set the aforementioned revisions in motion.

## **2. ADJOURN**

Councilman Pearman made motion to adjourn the April 14, 2018 Council Work Session & was 2<sup>nd</sup> by Councilman Grover. Motion carried unanimously.